GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – APIIC - Approval of the proposal to transfer the Activation area of the project lands of Krishnapatnam Node under Chennai Bangalore Industrial Corridor (CBIC) of NICDC, DPIIT, GoI, measuring to an extent of Acres 2,500.4 cts from APIIC to the Special Purpose Vehicle (SPV), APICDC (Formerly NKICDL) on sale deeds basis duly cancelling the earlier executed lease deed and duly exempting the Stamp duty on the sale deeds - Orders - Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 25 Dated: 18-02-2025

Read the following:

1. G.O.Ms.No.25, Ind. & Comm. (Infra) Department, dt.09.02.2017.
2. G.O.Ms.No.39, Ind. & Comm. (Infra) Department, dt.08.03.2017.
3. G.O.Rt.No.133, Ind. & Comm. (Infra) Department, dated 07.05.2018.
4. G.O.Ms.No.20, Ind. & Comm. (Infra) Department, dt.23.03.2021.
5. GO.Ms.No.17, Ind. & Comm. (Infra) Department, dated 09.11.2023.
6. G.O.Ms.No.48, Ind. & Comm. (Infra) Department, dt.02.09.2024.
7. From the VC&MD., APIIC Ltd., e-file No. APIIC-16022/19/2020-ENGG WING I-APIIC, (C.No.1292127).
8. G.O.Ms.No.24, Revenue (Registration-II) Department, dt.24.1.2025
9. G.O.Ms.No.27, Revenue (Registration-II) Department, dated 24.1.2025.

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O R D E R:

In the G.O. 1st read above, Government had accorded approval for the Shareholders Agreement (SHA) for development of Kirishnapatnam Node under Chennai Bangalore Industrial Corridor (CBIC). In the G.O. 2nd read above, Government accorded orders to enter the State Support Agreement (SSA) for development of Krishnapatnam Node under CBIC authorising the APIIC with the agency designated by Government of India.

- According to sub-clauses 3.2 (1)(a)& (b) of SSA, the State Government, shall by an appropriate notification, under provisions of Section 9 of Indian Stamp Act, 1899 and other enabling provisions as applicable in the State, exempt the applicability of Stamp duty on the transfer to, or acquisition/procurement of by, the Project Company of the land constituting the site, whether such transfer is effected in whole or in part by the Nodal Authority of any other agency or where the land is acquired in whole or part by the Project company. The exemption from payment of stamp duty specified in sub-clause (a) shall also extend to the first transfer of parcels of lands that may be made by the Project company to users, developers, contractors, construction companies, joint ventures or any other person as may be determined by the Project company, in the course of execution of the Master Plan.

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2. GoAP, NICDIT, have entered into a State Support agreement (SSA) and Share Holders' Agreement (SHA) on 29th November 2017, for effective implementation of the project. In the G.O. 3rd read above, Government accorded permission to APIIC Limited to incorporate a Special Purpose Vehicle (SPV) as a joint venture between NICDIT and APIIC Limited for development of Krishnapatnam Node under CBIC Project in tune with the Share Holders Agreement (SHA) entered between NICDIT and APIIC Ltd., and State Support Agreement (SSA) executed between NICDIT, Government of India agency and APIIC, Nodal Authority of GoAP on 23.11.2017. The SPV, named "NICDIT Krishnapatnam Industrial City Development Ltd (NKICDL)" was established on 07.08.2018 with 50:50 equity participation and tasked with preparing project reports and executing the Krishnapatnam (KRISCITY) Node projects. The total area earmarked for KRISCITY is 12,000 acres, with 2,500 acres allocated for Phase-I. NICDIT Trust approved Phase-I on 30.08.2019, and it was sanctioned by the Cabinet Committee on Economic Affairs (CCEA) on 31.12.2020. The total project cost is Rs. 2,139 crore, including Rs. 621 crore for land.

3. Based on the proposal of VC&MD, APIIC Ltd., in the G.O. 4th cited, Government issued orders to re- structure the SPV to support for its full functioning and to designate Additional Commissioner (APICDA) as the Managing Director & CEO by re-constituting the Board in accordance with Clause 3.1.5 of the SHA since Gol's funding for project SPV is conditional with GoAP transferring 2,139.15 Acres of land for phase-I (activation area) to the SPV and also accorded permission to APIIC Ltd., for transfer of Activation area land to an extent of 2,139.15 Acres from out of the total extent of 12,083.36 Acres of the Node to the Special Purpose Vehicle (SPV), duly exempting the value of Stamp Duty to a tune of Rs 34.00 Crores as exemptions for transfer of land from one Government Entity to an SPV is a common practice across the country and in line with the clause No.4.1 & 4.3 of the SSA & SHA. Accordingly, the SPV executed three lease agreements with APIIC for a period of 99 years, with an option for renewal, as follows:

S. No.	Particulars of Document	Extent of Land Leased (in Acres)	Lease Agreement Registration Number
1	Lease Agreement executed between APIIC and NKICDL dated 26th March 2021	1,814.51	1096/2021
2	Supplementary Lease Agreement executed between APIIC and NKICDL dated 28th August 2021	277.29	1817/2021
3	Supplementary Lease Agreement executed between APIIC and NKICDL dated 06th October 2022	47.35	10285/2022
Total		**2,139.15**	

4. Further, orders have also been issued by Revenue Department vide Go.Ms.No.76, Revenue (Regn. I) Department, dated 30.03.2021, duly exempting Stamp Duty to a tune of Rs.34.00 Crores payable on transfer of land to an extent of 2139.15 Acres to SPV on lease basis.

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5. In the G.O. 5th read above, Government has updated its land allotment policy, moving from leasehold model to outright sale model. In this context, during the 27th SPV Board Meeting held on 27.08.2024, the SPV Board deliberated on converting the 99 year lease into an outright sale model.

6 . In the G.O. 6th read above, Government has approved the proposal of renaming the existing SPV - NKICDC to Andhra Pradesh Industrial Corridors Infrastructure Development Corporation Limited (APICDC), besides approving the amendments in the SSA and SHA. In the reference 7th Cited, the VC&MD, APIIC ltd., has requested the Government to accord permission for transfer of Activation area of land measuring to an extent of 2,500.4 Acres from APIIC to the Special Purpose Vehicle (SPV), APICDC on outright sale through registered sale deed duly cancelling the earlier executed lease deed and also to exempt the stamp duty and registration fee for the transaction.

7. The Government of Andhra Pradesh is developing certain nodes along the three Industrial Corridors in the State, under NICDIT Framework of GoI, in association with National Industrial Corridor Infrastructure Development Corporation (NICDC) under DPIIT, viz,

- Chennai Bangalore Industrial Corridor - Krishnapatnam Node
- Hyderabad Bangalore Industrial Corridor - Orvakal Node
- Vizag Chennai Industrial Corridor - Kopparthy Node

8. Based on the proposal of APIIC / APICDC, the Government vide references 8th and 9th read above,

- exempted the Stamp Duty and Registration Fee on the sale deeds to be executed by APIIC in favour of AP Industrial Corridors Infrastructure Development Corporation (APICDC) for transfer of land of Ac.2595.74 cents in the villages of Kopparthy and Tadigotla in C.K.Dinne Mandal, YSR Kadapa District (Kopparthy Node) under Section 9(1)(a) of the Indian Stamp Act, 1899 and under Section 78 of Registration Act, 1908
- exempt the Stamp Duty and Registration Fee on the sale deeds to be executed by APIIC in favour of AP Industrial Corridors Infrastructure Development Corporation (APICDC) for transfer of land of Ac.2621.15 cents in the villages of Meedivemula, Uppalapadu and N.Konthalapadu in Oravakal Mandal, Kurnool District (Orvakal Node) under Section 9(1)(a) of the Indian Stamp Act, 1899 and under Section 78 of Registration Act, 1908

9. Government, after careful examination of the matter, hereby accord permission to the VC&MD, APIIC ltd., for transfer of Activation area of land measuring to an extent of 2,500.4 Acres from APIIC to the Special Purpose Vehicle (SPV), APICDC on outright sale through registered sale deed duly cancelling the earlier executed lease deed and also approve the exemption of Stamp Duty for the transaction in pursuance to SHA & SSA of the Project duly exempting the value of Stamp Duty, as exemptions for transfer of land from one Government Entity to an SPV is a common practice across the country and and in line with the clause No.4.1 & 4.3 of the SSA & SHA.

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10. The Revenue (REG.I) Department is requested to issue appropriate notification under the provisions of Section 9 of Indian Stamp Act, 1899 and other enabling provisions as applicable in the State, exempting the applicability of Stamp duty on the above transfer.

11. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited (APIIC) and VC&MD, APICDC shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N. YUVARAJ
SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director,
APIIC ltd.,APIIC Tower,Plot No.CFC-1, Mangalagiri, Guntur District, A.P. – 522 503.
The Managing Director, APICDC, Mangalagiri, Guntur District AP 522503.
The Revenue (REG.I) Department, A.P. secretariat, Velagapudi.
Copy to:
The CEO & MD, National Industrial Corridor Development Corporation Ltd., (NICDC), 8th Floor, Tower.I, 124, Jeevan Bharti Building, Parliament Street, Connaught Place, New Delhi.
The Director of Industries, APIIC Towers, IT Park, Mangalagiri, Guntur District.
The P.S. to Minister (I&C, IT, SD &Trg.).
The P.S. to Chief Secretary to Govt., A.P.S ecretariat, Velagapudi.
The P.S. to Secretary to C.M., A.P. Secretariat, Velagapudi.
The P.S. to Secretary to Govt. & CIP, Ind. & Comm. Dept., A.P. Secretariat.
SC/SF.

// FORWARDED:: BY ORDER //

SECTION OFFICER